

Grant PUD

New Ephrata Service Center

Application to use Progressive Design-Build

Project Review Committee Meeting March 23, 2023



Powering our way of life.

About Grant PUD

- Established in 1938
- Headquartered in Ephrata, WA
- Owns and operates two of the 11 U.S. dams on the Columbia River
 - Priest Rapids and Wanapum Dams (combined 2,153.6 MWs of generating capacity)
- 53 substations / 35,019 transformers
- 484 miles of transmission power lines
- 3,922 miles of distributions power lines
- 53,213 total electrical meters for all residential, industrial, commercial, and irrigation customers
- More than 25,000 customers using fiber service

Source: Grant PUD 2021 Annual Report



Vision: Excellence in Service and Leadership

Mission: To safely, efficiently and reliably provide electric power and fiber optic broadband services to our customers.

Introductions – Our Team

Grant County PUD

- **Fallon Long**
BUSINESS OWNER/PROJECT SPONSOR
- **Nick Bare**
DISTRICT REPRESENTATIVE/CONTRACT MANAGER
- **Rhiannon Fronsman**
PROJECT MANAGER

OAC Services

- **Jeff Jurgensen**
PRINCIPAL IN CHARGE
- **Stacy Shewell**
PRECON MANAGER & PDB ADVISOR
- **Jonathan Miller**
CONSTRUCTION PROJECT MANAGER

Team Organization



Executive Leadership

<p>Jeff Grizzel Grant PUD Chief Operating Officer As Needed (AN)</p>	<p>Bonnie Overfield Grant PUD Chief Financial Officer As Needed</p>
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Fallon Long
Grant PUD
Business Owner/Project Sponsor
As Needed

OAC Services

<p>Jeff Jurgensen, CCM, DBIA OAC Services Sr. VP, Principal in Charge As Needed</p>
<p>Stacy Shewell, PMP, DBIA OAC Services Preconstruction Manager/DB Advisor Procurement 40% Design 60% Construction 20%</p>
<p>Jonathan Miller, CCM, PMP, Assoc. DBIA™ OAC Services Project Manager Procurement 5% Design 40% Construction 80%</p>

Rhiannon Fronsman
Grant PUD
Project Manager
Procurement 100%
Design 100%
Construction 100%

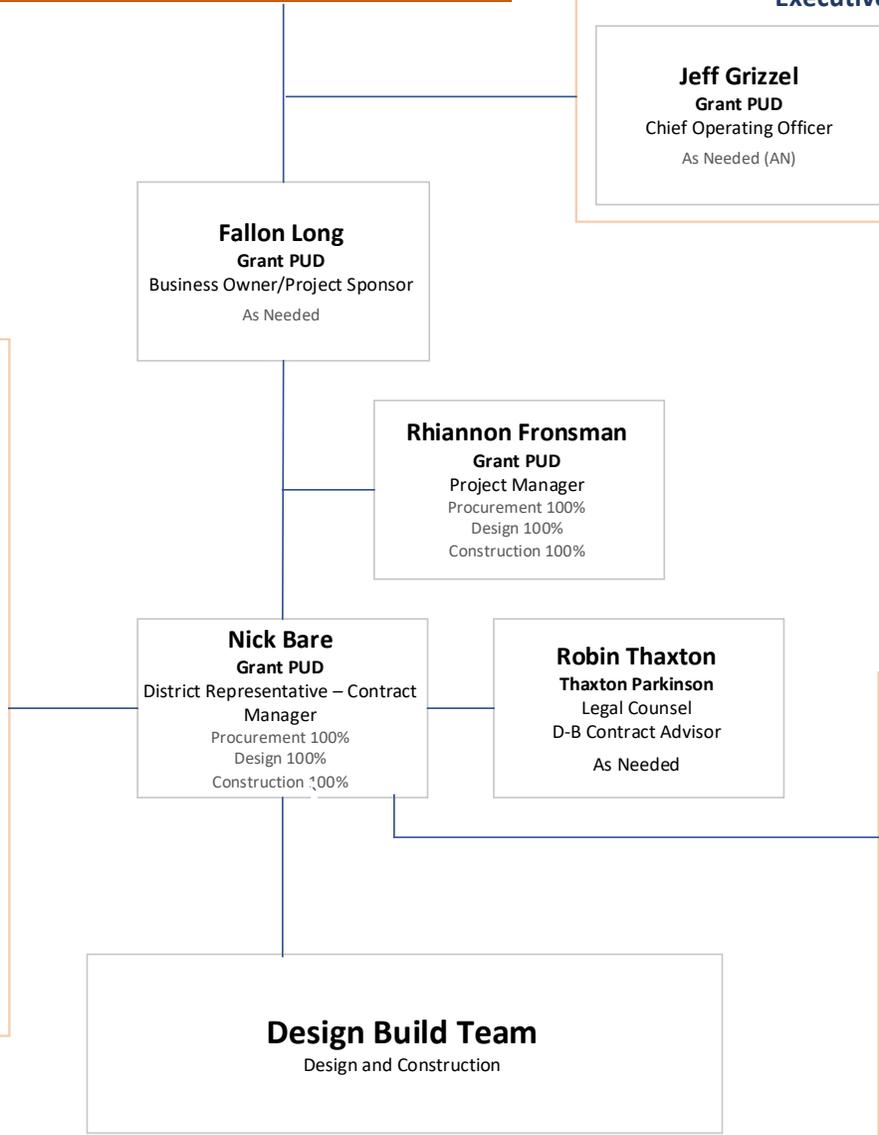
Nick Bare
Grant PUD
District Representative – Contract Manager
Procurement 100%
Design 100%
Construction 100%

Robin Thaxton
Thaxton Parkinson
Legal Counsel
D-B Contract Advisor
As Needed

Grant PUD Resources

<p>Jason Stordahl, Assoc. DBIATM, LEED AP Grant PUD Delivery SME As Needed</p>
<p>Tim Fleisher Grant PUD Facilities SME As Needed</p>

Design Build Team
Design and Construction



Why Progressive Design-Build?

Activities are Specialized

- Remote building location
- Local Subcontractor market knowledge necessary
- Unique and varying building types

Opportunity for Greater Innovation and Efficiencies

- Early site investigations
- Early cost input to inform design decisions
- Early procurement of long lead items

Savings in Project Delivery Time

- Streamlined integration of project team
- Overlap of design, permitting and construction
- Streamlined decision making through DB team input

Scope

The New Ephrata Service Center will replace the current facilities, which have been in operation since the 1960's.

The Facilities Master Plan effort identified a new facilities, built on a greenfield site in Grant County, to be the most cost-effective option.



Scope

Facilities Master Planning has been conducted to assess Grant PUD's capital facilities needs.

In addition to the facility, it is anticipated that approximately 34 acres will be developed to support operations.

SC1 Draft Facility Program	
Space	Area (SF)
Warehouse	54,500
Substation and Line Crews	41,000
Electronics Shop & Meter Relay Shop	8,500
Transportation/Garage	31,000
Facilities Support Services	8,500
Electronics Support Services	3,500
Administration Offices	30,500
Vehicle Wash	2,000
Data Center	5,000
Fuel Island	5,000
Total	189,500

Preliminary Cost Estimate

The Ephrata Service Center project is funded 100% by Grant PUD Electric System revenue funds.

Budget	
Costs for Professional Services (within DB Contract)	\$13,500,000
Estimated project construction costs (including 5% construction contingencies)	\$150,000,000
Subtotal – Estimated Design-Build Contract Amount	\$163,500,000
Costs for Professional Services (outside DB Contract)	\$4,500,000
Equipment and furnishing costs	\$16,500,000
Off-site costs	\$2,500,000
Contract administration costs (owner, cm etc.)	\$10,000,000
Contingencies (10% owner)	\$16,000,000
Other related project costs (land, moves, transition to maintenance)	\$7,500,000
Sales Tax (8.4%)	\$15,000,000
Total	\$235,500,000

Schedule

Description	Status/Duration
Procure Management Consultant (including DB Advisor)	Completed
Procure Design-Build Legal Services	Completed
Informational Outreach Meeting	2/28/2023
PDB Procurement	
PDB RFQ Advertisement #1	4/13/2023
PDB RFQ Advertisement #2	4/19/2023
Pre-Proposal Meeting	4/19/2023
PDB SOQ Due	5/4/2023
Grant PUD Selection Committee SOQ Review and Scoring	5/5/2023-5/15/2023
Notify Shortlisted Finalist Teams	5/16/2023
Issue RFP to Finalists	5/23/2023
PDB Interactive Meetings	5/31/2023-6/1/2023
PDB Management Plan and Fee Proposal Due	6/14/2023
Management Plan and Fee Review and Scoring	6/15/2023-6/23/2023
Announce Apparent Successful Proposer	6/27/2023
Contracting Negotiations	7/5/2023-8/22/2023
Grant PUD Contract Approval	8/23/2023-10/6/2023
Design-Builder NTP	October 2023
Design and Construction (anticipated, to be refined with DB)	
Project Definition Phase	Nov. 2023 – Mar. 2024
Design	April 2024 – March 2025
Construction	April 2025 – Jan. 2027
Closeout	Feb. 2027 – June 2027

PDB Procurement Process

- Two step, qualifications-based selection
- Shortlist RFQ responses to three to five
- RFP by invitation to Finalists identified in the RFQ process
- Interactive meetings to be held during RFP process
- Cost component will be Design-Builders' proposed fee
- Interviews at Grant PUD's discretion, if needed, to make selection
- Cost for the initial phase of services will be negotiated with the highest scoring proposer

Subcontractor Outreach - MWBE

- Grant PUD is committed to diverse business practices and will actively encourage participation from local small, disadvantaged, women, and minority owned businesses during design + construction on this project.
 - We have contracted work with multiple State certified entities previously and have working relations with them.
- Design-Build Teams will be evaluated and scored on team members' past performance and Subcontractor outreach plans as part of the selection process.
- Establish sensible and attainable participation targets in collaboration with the selected Design-Builder and track to them.

Thank You



Powering our way of life.